

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: Planning Board

Date: July 25, 2016

Time: 7:00PM

Location: 140 Main Street, Memorial Hall, 3<sup>rd</sup> Floor

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2016 JUL 21 P 12:03

Agenda Items to be addressed:

- 1) **Meeting Minutes**
  - a) Regular Meeting June 20, 2016
- 2) **Chair's Business**
  - a) Update regarding Planning Board Page – Calendar
- 3) **Approval Not Required**
  - a) 143 Brigham St (Thompson-Liston Assoc.)
- 4) **Public Hearings 7:15pm**
  - a) Proposed Zoning Amendment Section 650-12 and 58
- 5) **Pending Subdivision Plans: Updates and Discussion**
  - a) Engineers Report
  - b) Correspondence from City Engineer to Mauro Farms re: Open Space Parcels
  - c) Mauro Farms Bond Reduction & Maintenance Period Activation Request(s)
- 6) **Preliminary/Open Space Submissions/ Limited Development Subdivisions**
- 7) **Definitive Subdivision Submission**
  - a) Goodale Estates, Goodale Street, Valre Realty Trust (October 23, 2016)
- 8) **Signs**
- 9) **Unfinished Business**
  - a) Discussion Mauro Farms (July 26, 2016)
  - b) Blackhorse Farms
  - c) Decision Request for Extension Cider Mill Estates (FRE Builders) (July 26, 2016)
  - d) City Solicitor Update 297 Concord Rd (Frontage question)
- 10) **Informal Discussion**
- 11) **Correspondence**
- 12) **Public Notices of other Cities & Towns**
  - a) Town of Framingham, Planning Board Notices (10)
  - b) Town of Southborough, Planning Board Notice
  - c) Town of Framingham, Zoning Board of Appeals Notice

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMIT

1A

**MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**Call to Order**

**June 20, 2016**

The Meeting of the Marlborough Planning Board was called to order at 7:00pm in Memorial Hall, 3<sup>rd</sup> Floor City Hall 140 Main Street, Marlborough, MA. Members present included: Barbara Fenby, Colleen Hughes, Shawn McCarthy & Philip Hodge. Also in attendance were Board Secretary Melissa Peltier & City Engineer Thomas DiPersio. Sean Fay, Brian DuPont & Edward Coveney were absent.

**1. Meeting Minutes:**

**A. Regular Meeting June 6, 2016**

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to approve the minutes of the June 6, 2016 Regular Meeting. Motion carried with Chairperson Fenby Abstaining.

**2. Chair's Business:**

**A. Update regarding Planning Board Page – Calendar**

Chairperson Fenby noted that there is no update at this time.

**B. Planning Board Member Term Expirations**

Chairperson Fenby noted that she will be speaking with the Mayor regarding reappointments of sitting members as necessary.

**3. Approval Not Required: None**

**4. Public Hearings (7:15): None**

**5. Pending Sub Division Plans: Updates and Discussion:**

**A. Engineers Report**

City Engineer DiPersio reported out to the Board that he had met with the developer of Walker Brook Estates. The Howe's Landing subdivision is progressing on houses but not on the roadway currently. Blackhorse Farms is still stockpiling fill material including large rocks. Attorney Beattie noted the fill material is for grading issues that need to be corrected due to the orders of conditions that have been received. Also of note the camera work for the underground pipes is scheduled to be done tomorrow.

**B. Request for Extension Walker Brook Estates (Melanson)**

Ms. Hughes read the communication from the Code Enforcement Officer into the record.

Mr. Edward Melanson was in attendance to answer any questions pertaining to the request for extension.

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to approve the request of the developer to extend the Approval of the Walker Brook Estates Subdivision until November 1, 2016. Motion carried.

**C. Request for Extension Cider Mill (FRE Builders)**

Attorney Beattie handed out to all members present the current construction schedule that was left out of the request for extension packet.

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to refer the construction schedule to the Engineering Department as well as extend the subdivision approval until July 26, 2016 to allow the City Engineer time to review the submitted construction schedule. Motion carried.

**6. Preliminary/Open Space Submissions/Limited Development Subdivisions: None**

**7. Definitive Subdivision Submission: None**

**8. Signs: None**

**9. Unfinished Business:**

**A. Discussion Mauro Farms**

City Engineer DiPersio noted that the requested meeting between the developer, Engineering Department and Conservation Officer has not taken place yet.

There is some confusion regarding the intended ownership of the Open Space Parcels. Clarification is being sought out.

On a motion made by Ms. Hughes, seconded by Mr. McCarthy it was voted extend the Subdivision Approval until July 26, 2016 in anticipation of final completion. Motion carried.

**10. Informal Discussions: None**

**11. Correspondence:**

**A. Directions Spring 2016**

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to accept correspondence A and place it on file. Motion carried

**12. Public Notices of other Cities and Towns:**

**A. Town of Framingham, Planning Board Notices (5)**

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to accept notice A and place it on file. Motion carried.

**Adjournment:** On a motion made by Mr. McCarthy, seconded by Mr. Hodge it was voted to adjourn at 7:27pm. Motion carried.

Respectfully submitted,

Colleen Hughes  
Clerk

/mai



## APPENDIX A

APPLICATION FOR ENDORSEMENT OF  
PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one  
copy with the City Clerk in accordance with the  
requirements of Section 11-B.

Marlborough, Massachusetts

JUNE 27, 2016  
(Date)

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant ALISON L. GRICE

Address 143 BRIGHAM STREET

2. Name of Engineer THOMPSON-LISTON ASSOCIATES, INC

Address PO BOX 570 BURLINGTON, MA 01805

3. Deed of Property recorded in Sa Middlesex Registry of

Deeds Book 27979 Page(s) 36

4. Location and description of property:

PROPERTY IS LOCATED ON THE NORTHWESTERLY SIDE OF BRIGHAM  
STREET JUST WESTERLY OF THE EASTERLY DESIGNE DRIVE INTERSECTION  
AND OPPOSITE FISHER ROAD

Alison L. Grice  
Signature of Owner

Address: 143 Brigham St.

Marlborough

3A/1

**Melissa Peltier**

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**From:** Andrew Liston <andrew.liston@tlainc.net>  
**Sent:** Thursday, July 14, 2016 2:47 PM  
**To:** Melissa Peltier  
**Subject:** Grice----ANR Plan

Melissa:

Thank you for speaking with me today. I brought to you today an ANR plan for Grice at 143 Brigham St. I now realize that I was doing things out of normal order. I also realize the timing issue.

I have already reviewed the plan with the City Engineer and made the additions Tim and Tom requested and supplied them with the information I had on abutter Metwest.

I request that the Planning Board act upon and endorse the ANR (81P) plan.

Thank you.

Andrew B. Liston, PE, PLS, CPESC  
Thompson-Liston Associates, Inc.

Sent from my iPhone

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This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

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3A/2



CITY OF MARLBOROUGH  
*Department of Public Works*  
Engineering Division  
135 Neil Street  
Marlborough, Massachusetts 01752  
(508) 624-6910 Ext. 33200  
Facsimile (508) 624-7699 \* TDD (508) 460-3610

July 14, 2016

Marlborough Planning Board  
Dr. Barbara Fenby – Chairperson  
City Hall – 140 Main Street  
Marlborough, MA 01752

**RE: ANR - Map 104 Parcel 5A (#143 Brigham Street)**

Dear Dr. Fenby,

In the interest of expediency, given the summer schedule for Planning Board meeting, the D.P.W. – Engineering Division was requested, by the property owner's engineer, to review and comment on the subject ANR plan.

I have concluded my review of the following ANR plan submission dated June 21, 2016, and revised on July 11, 2016:

PLAN OF LAND IN  
MARLBOROUGH, MASSACHUSETTS

OWNED BY:  
ALISON L. GRICE  
143 BRIGHAM STREET  
MARLBOROUGH

PREPARED BY:  
THOMPSON-LISTON ASSOCIATES, INC.  
51 MAIN STREET  
BOYLSTON, MA 01505-0570


The purpose of the plan is to divide an existing 1.31-acre lot into Lot 1, containing 31,533 sq. ft. (0.7239 acres) and Parcel A, containing 25,554 sq. ft. (0.5866 acres). Lot 1 has a 1,682 sq. ft.

house on the property that was built in 1983. Lot 1 has adequate area, frontage and meets the lot width requirements for buildable lots, as was required in 1983 (a 150-foot lot width, 30 feet parallel to the front property line). Parcel A has adequate area, but does not have any frontage. As noted on the plan, Parcel A is not to be considered a buildable lot and is to be conveyed to the abutters at #179 Brigham Street (Emily L. Harvey & Jeremy P. Graves.). Parcel A contains a sewer easement for the benefit of the sewer service to #179 Brigham Street. The sewer service extends over a parcel of land owned by MetWest Development, to Desimone Drive, in which the owners of #179 Brigham may have prescriptive rights to, as the sewer service was installed in 1988 (MetWest Development is the original developer for the Stratton Woods subdivision). The lot in which the sewer service extends to Desimone Drive is an unbuildable lot, and is shown as Lot 52 on the Definitive Subdivision Plan.

After completing my review of the subject plan, I am in a position to give a favorable recommendation to the Marlborough Planning Board to endorse this plan.

Should you have any questions regarding this matter, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

A handwritten signature in black ink that reads "Timothy F. Collins". The signature is written in a cursive, flowing style.

Timothy F. Collins,  
Assistant City Engineer

cc: John L. Ghiloni - DPW Commissioner.  
Thomas DiPersio, Jr. – City Engineer  
Douglas Scott - Interim Building Commissioner



**CITY OF MARLBOROUGH  
PLANNING BOARD  
MARLBOROUGH, MASSACHUSETTS 01752**

**LEGAL NOTICE**

**Public Hearing –Proposed Zoning Amendment, Section 650-12 and 58**

Notice is hereby given that the Planning Board of the City of Marlborough will hold a public hearing on **Monday, July 25, 2016 at 7:15 P.M.** in Memorial Hall, 3<sup>rd</sup> floor, City Hall, 140 Main Street, Marlborough, Massachusetts to amend Section 650-12 and 58. The application materials are available for viewing in the Office of the City Clerk, City Hall, 140 Main Street, Marlborough, MA 01752, Telephone 508-460-3775.

Be it ordained by the City Council of the City of Marlborough that the Code of the City of Marlborough, as amended, be further amended as follows:

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY ADDING THERETO AS FOLLOWS:

1. Section 650-12, entitled “Nonconforming uses,” is hereby amended by deleting the words “except that no special permit is needed if the alteration or expansion is to a nonconforming single- or two-family dwelling and said alteration or expansion does not increase the nonconforming nature of the dwelling,” and inserting in place thereof the following words:-  
- except that an alteration, reconstruction, extension or structural change of or to a lawful pre-existing nonconforming single-family dwelling or two-family house shall be governed by Section 650-58B(3).
2. Section 650-58, entitled “Provisions for Board of Appeals,” is hereby amended by adding to subsection B thereof, entitled “Powers and duties,” after sub-subsection (2), entitled “Variances,” the following new sub-subsection (3), entitled “Lawful pre-existing nonconforming single-family dwellings and two-family houses”:
  - (3) Lawful pre-existing nonconforming single-family dwellings and two-family houses.
    - (a) As of right. Lawful pre-existing nonconforming single-family dwellings and two-family houses may be altered, reconstructed, extended or structurally



changed as a matter of right upon a determination by the Building Commissioner that a proposed alteration, reconstruction, extension or change would not increase or intensify the existing nonconforming nature of the dwelling or house in question. Upon such a determination, an application to the Board of Appeals for a special permit need not be made, and the owner may apply to the Building Commissioner for a building permit.

(b) By special permit. Upon a determination by the Building Commissioner that a proposed alteration, reconstruction, extension or structural change to a lawful pre-existing nonconforming single-family dwelling or two-family house would increase or intensify the existing nonconforming nature thereof, a special permit granted by the Board shall be required to allow such alteration, reconstruction, extension or structural change. The Board may grant a special permit to allow such alteration, reconstruction, extension or structural change; provided, however, that the Board determines, by a finding under M.G.L. c. 40A, § 6, that the proposed alteration, reconstruction, extension or structural change shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use; and provided, further, that any such special permit shall comply with the requirements of the Zoning Ordinance of the City of Marlborough, including but not limited to Section 650-12, entitled "Nonconforming uses," as amended. Application for a special permit in such a case shall be made to the Board pursuant to procedures set forth in Subsection C(5) of this Section 650-58.

(c) By variance. Upon the determination by the Building Commissioner that a proposed alteration, reconstruction, extension or structural change to a lawful pre-existing nonconforming single-family dwelling or two-family house would create a new nonconformity(ies), a variance granted by the Board shall be required to allow such alteration, reconstruction, extension or structural change. Application for a variance in such a case shall be made to the Board pursuant to the procedures set forth in Subsection C(1)-(4) of this Section 650-58.

3. Section 650-58, entitled "Provisions for Board of Appeals," is hereby amended by adding to subsection C thereof, entitled "Procedure," after sub-subsection (4), the following new sub-subsection (5), entitled "Special permit procedure":

(5) Special permit procedure. The application for a special permit proposing an alteration, reconstruction, extension or structural change which, per the determination of the Building Commissioner, would increase or intensify the existing nonconforming nature of a lawful pre-existing nonconforming single-family dwelling or two-family house, shall be filed with the City Clerk's office in accordance with MGL Chapter 40A, accompanied by a filing fee in the amount calculated to be the same as for special permit applications submitted to the City Council. The application for the special permit shall be made in writing by the applicant or its duly authorized agent, who shall file the following number of sets of application materials at the offices set forth below:

<b>Number of Sets</b>	<b>Office</b>
1	Office of City Clerk
1	Building Department
1	Office of City Council
1	City Engineer
1	Legal Department
1	Conservation Officer

The Board may adopt rules and regulations for the issuance of special permits applicable to this Section 650-58 in accordance with M.G.L. c. 40A and the Zoning Ordinance of the City of Marlborough.

A public hearing shall be held on each special permit application proposing an alteration, reconstruction, extension or structural change which, per the determination of the Building Commissioner, would increase or intensify the existing nonconforming nature of a lawful pre-existing nonconforming single-family dwelling or two-family house. The procedures for the public hearing and for the notice thereof to parties in interest shall be in conformance with M.G.L. c. 40A, but the Board shall endeavor to hold the public hearing on a special permit application on the same evening as it would be holding the public hearing on any variance petition that may be associated with the same dwelling or house. Within 90 days after the close of the public hearing on the special permit application, the Board of Appeals shall take final action on a decision to grant or deny the requested special permit.

*Per Order of the City Council*  
**#16-1006578**

- Please publish in the Main Street Journal on Saturday, July 2 & Saturday, July 16, 2016.
- Please bill: City Clerk's Office  
140 Main St.  
Marlborough, MA 01606



CITY OF MARLBOROUGH  
*Department of Public Works*  
Engineering Division  
135 Neil Street  
Marlborough, Massachusetts 01752  
(508) 624-6910 Ext. 33200  
Facsimile (508) 624-7699 TDD (508) 460-3610

June 29, 2016

William DiPietri  
Capital Group Properties  
259 Turnpike Road, Suite 100  
Southborough, MA 01772

RE: Mauro Farms Subdivision  
Open Space Parcels

Dear Mr. DiPietri,

As of this date, Mauro Farms LLC is the owner of "Open Space Parcels 20, 21, 30, 31, and 32" as shown on the approved subdivision plans, (recorded as Plan Number 75 of 2008). Neither the plans nor the approval documents indicate what was to be the disposition of these parcels (e.g. are they to be deeded to the City?). We request that you notify the City of the intentions with respect to the parcels as soon as possible.

Please contact me with any questions. Thank you in advance for your cooperation.

Sincerely,

Thomas P. DiPersio, Jr., P.E.  
City Engineer

cc: ✓ Planning Board  
Timothy Collins – Assistant City Engineer

5c



# CAPITAL GROUP

PROPERTIES

July 19, 2016

Barbara L. Fenby, Chairperson  
Marlborough Planning Board  
140 Main Street  
Marlborough, MA 01752

Ms. Fenby:

I am writing to request that the bond for the Mauro Farm project be reduced by an amount considered suitable by the Engineering Department and the Planning Board. We are also requesting that the one year maintenance period begin.

Please place this item on the next available meeting agenda for discussion and feel free to contact me if you have any questions.

Sincerely,

Daniel Ruiz  
Capital Group Properties



7A

timeanddate.com

## Date calculator: Add to or subtract from a date

This calculator enables you to add or subtract to a date to calculate a past or future date and time.

Design changes: What is new and why?

From **Monday, July 25, 2016**

Added 90 days

**Result: Sunday, October 23, 2016**

Calendar showing period from July 25, 2016 to October 23, 2016

July 2016 6 days added							August 2016 31 days added							September 2016 30 days added							October 2016 23 days added						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2	1	2	3	4	5	6															1
3	4	5	6	7	8	9	7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8
10	11	12	13	14	15	16	14	15	16	17	18	19	20	11	12	13	14	15	16	17	9	10	11	12	13	14	15
17	18	19	20	21	22	23	21	22	23	24	25	26	27	18	19	20	21	22	23	24	16	17	18	19	20	21	22
24	<b>25</b>	26	27	28	29	30	28	29	30	31				25	26	27	28	29	30		<b>23</b>	24	25	26	27	28	29
31																					30	31					

☐ = Start date (Jul 25, 2016) ☐ = Final result date (Oct 23, 2016)



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Goodale  
Derivative

90 Days to render  
Decision

Meeting dates available from July 25.

August 29, September 12 + 26, October 3 + 17

12A/

TOWN OF FRAMINGHAM - NOTICE OF DECISION

**145 Meadow Street - Preliminary Subdivision**

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that in the applications of William Ellingwood for Preliminary Subdivision Plan pursuant to M.G.L. c. 41, Section 81-S and the Rules and Regulations Governing Subdivision of Land in the Town of Framingham dated March 2008 for the review of a 10 lot subdivision with associated site improvements. The property is located at 145 Meadow Street. The opening public hearing was held on May 23, 2016, notice of the opening public hearing was published in "The MetroWest Daily News" on May 5, 2016 and May 12, 2016. Continued public hearings were held on June 2, 2016 and June 16, 2016. The Planning Board APPROVED said application on June 16, 2016 and the decision was filed in the Office of the Town Clerk on June 17, 2016. For additional information please see the Planning Board's webpage at [www.framinghamma.gov](http://www.framinghamma.gov).

***Christine Long, Chair- FRAMINGHAM PLANNING BOARD***

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

MWD: 06/22/2016

Por favor, póngase en contacto con nuestra oficina para asistencia de traducción.  
Entre em contato com nosso escritório para assistência com tradução.

TOWN OF FRAMINGHAM - PLANNING BOARD  
PUBLIC HEARING

12/A/2

1020 Grove Street, 1060 Grove Street, 1062 Grove Street, 1062A Grove Street, 2 Winch Street, 36 Winch Street, 40 Winch Street, and 40 Winch Street RR

Pursuant to Sections V.F, V.H, V.L, VI.E and VI.F of the Framingham Zoning By-Law, Article VI Section 8 and Article VI Section 10 of the Framingham General By-Laws, and Chapter 40, Section 15C of the Massachusetts General Laws the Framingham Planning Board will hold a public hearing on Thursday, July 21, 2016 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. The public hearing will be held to consider the application of Winch Millwood Realty Trust II for Site Plan Review, Special Permits for Land Disturbance and Open Space Cluster Development, a Public Way Access Permit, and a Scenic Roadway Modification. The Applicant proposes to construct an open space cluster development with new single family homes and associated roads, utilities, landscaping, and drainage infrastructure at 1020 Grove Street, 1060 Grove Street, 1062 Grove Street, 1062A Grove Street, 2 Winch Street, 36 Winch Street, 40 Winch Street, and 40 Winch Street RR. The property is zoned Single Family Residence (R-4). Said parcels are listed as Framingham Assessor's Parcel IDs: 034-54-8981, 045-63-2498, 034-55-7148, 34-55-9466, 34-54-8157, 045-63-2149, 35-64-5851, and 44-53-8238. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

**Christine Long, Chair – Framingham Planning Board**

Publish, Boston Globe: Thursday, July 7, 2016 and Thursday, July 14, 2016

**TOWN OF FRAMINGHAM - NOTICE OF PUBLIC HEARING**

**19 Flutie Pass**

Pursuant to Section II.B, IV.B, IV.E, V.G, V.H, VI.E., and VI.F of the Framingham Zoning By-Law, the Framingham Planning Board, will hold a public hearing on Thursday, June 30, 2016 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. The public hearing will be held to consider the application of BRE DDR Shoppers World LLC for Site Plan Review and a Special Permits for Use at the property located at 19 Flutie Pass. The applicant is proposing to modify the February 22, 2016 Planning Board Decision by adding a mixed-use component that includes approximately 138 residential units over the approved commercial uses for restaurant, indoor amusement, and retail businesses. The project will further include a level of structured parking, associated site improvements, and landscaping. The property is zoned Business (B) and Light Manufacturing (M-1) and is listed as Framingham Assessor's Parcel ID: 094-54-9604-000. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

**Christine Long, Chair - Framingham Planning Board**

Publish, MetroWest Daily News: June 30, 2016

**TOWN OF FRAMINGHAM - NOTICE OF PUBLIC HEARING - 1, 5, 17 Edgell Road**

Pursuant to Section II.B, III.E, IV.B, IV.E, V.G, VI.E, and VI.F of the Framingham Zoning By-Law and Article VI, Section 8 of the General By-Laws the Framingham Planning Board, will hold a public hearing on Thursday, June 30, 2016 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. The public hearing will be held to consider the application of One Framingham Centre, LCC for Site Plan Review and Special Permits for Reduction in the Required Number of Parking Spaces, Reduction in Parking Dimensional Regulations within the setback, and a Public Way Access Permit at the property located at 1, 5, 17 Edgell Road. The applicant is proposing to raze an existing 5,000 sf restaurant building and to construct a new 4,800sf restaurant building. The project will further revisions to the public way access on Edgell Road, associated site improvements, and landscaping. The property is zoned Community Business (B-2) and Highway Corridor (HC) Overlay District and is listed as Framingham Assessor's Parcel ID: 90-44-0682-000. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

**Christine Long, Chair - Framingham Planning Board**

Publish, Boston Globe: June 16, 2016 and June 23, 2016



12A/3

**TOWN OF FRAMINGHAM - NOTICE OF PUBLIC HEARING**

**0, 92, 110 Kendall Ave and 9999 (RR) Kendall Lane**

Pursuant to M.G.L., c. 41, Section 81-S and the Rules and Regulations Governing Subdivision of Land in the Town of Framingham dated March 2008, the Framingham Planning Board will hold a public hearing on Thursday, July 14, 2016 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. The public hearing will be held to consider the application of Kendall Street Realty Trust for a Preliminary Subdivision for the property located at 0, 92, & 110 Kendall Ave and 9999(RR) Kendall Lane. The applicant is proposes to construct 8 new house lots, with associated site improvements. The property is zoned General Residential (G) and is listed as Framingham Assessor's Parcel Id: 137-54-2090-000, 137-54-1037-000, 137-54-0190-000, and 137-54-1106-000. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

***Christine Long, Chair - Framingham Planning Board***

Publish, MetroWest Daily News: Thursday, June 30, 2016 and Thursday, July 7, 2016

**TOWN OF FRAMINGHAM - NOTICE OF PUBLIC HEARING**

**81 Morton Street**

Pursuant to Section II.B and VI.E of the Framingham Zoning By-Law the Framingham Planning Board, will hold a public hearing on Thursday, July 14, 2016 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. The public hearing will be held to consider the application of Matthew Steinberg for a Special Permit for Use at the property located at 81 Morton Street. The applicant is proposing use the existing building as a brewery, beer manufacturing, tasting room, and retail store. The property is zoned General Manufacturing (M) and is listed as Framingham Assessor's Parcel ID: 129-26-7631. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

***Christine Long, Chair - Framingham Planning Board***

Publish, MetroWest Daily News: Thursday, June 30, 2016 and Thursday, July 7, 2016  
Por favor, póngase en contacto con nuestra oficina para asistencia de traducción.

**TOWN OF FRAMINGHAM - PLANNING BOARD  
PUBLIC HEARING**

1020 Grove Street, 1060 Grove Street, 1062 Grove Street, 1062A Grove Street, 2 Winch Street, 36 Winch Street, 40 Winch Street, and 40 Winch Street RR

Pursuant to Sections V.F, V.H, V.L, VI.E and VI.F of the Framingham Zoning By-Law, Article VI Section 8 and Article VI Section 10 of the Framingham General By-Laws, and Chapter 40, Section 15C of the Massachusetts General Laws the Framingham Planning Board will hold a public hearing on Thursday, July 21, 2016 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. The public hearing will be held to consider the application of Winch Millwood Realty Trust II for Site Plan Review, Special Permits for Land Disturbance and Open Space Cluster Development, a Public Way Access Permit, and a Scenic Roadway Modification. The Applicant proposes to construct an open space cluster development with new single family homes and associated roads, utilities, landscaping, and drainage infrastructure at 1020 Grove Street, 1060 Grove Street, 1062 Grove Street, 1062A Grove Street, 2 Winch Street, 36 Winch Street, 40 Winch Street, and 40 Winch Street RR. The property is zoned Single Family Residence (R-4). Said parcels are listed as Framingham Assessor's Parcel IDs: 034-54-8981, 045-63-2498, 034-55-7148, 34-55-9466, 34-54-8157, 045-63-2149, 35-64-5851, and 44-53-8238. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

***Christine Long, Chair - Framingham Planning Board***

Publish, Boston Globe: Thursday, July 7, 2016 and Thursday, July 14, 2016

Por favor, póngase en contacto con nuestra oficina para asistencia de traducción.  
Entre em contato com nosso escritório para assistência com tradução.



12/A/4

**TOWN OF FRAMINGHAM - NOTICE OF PUBLIC HEARING**

**444-480 Franklin Street**

Pursuant to Section II.B, IV.B, VI.E and VI.F of the Framingham Zoning By-Law, the Framingham Planning Board will hold a public hearing on Thursday, August 4, 2016 at 7:00 PM in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, MA. The public hearing will be held to consider the application by Framingham Franklin LLC for a request for an extension of time to the previously approved Planning board Decision for Site Plan Review, Special Permits for Use, Reduction in the Required Number of Parking Spaces, and Dimensional Relief to Off-street Parking Design Standards, dated August 7, 2014 for the properties located at 444-480 Franklin Street. Said parcel is shown on the Framingham Assessor's ID: 111-50-2385-000 and located in the Light Manufacturing (M-1). The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

***Christine Long, Chair - Framingham Planning Board***

Publish, MetroWest Daily News: Monday, July 18, 2016 and Monday, July 25, 2016

**TOWN OF FRAMINGHAM - NOTICE OF PUBLIC HEARING**

**266 WAVERLY STREET**

Pursuant to Section II.B, II.I, IV.B., IV.E., V.F., V.H., VI.E., and VI.F of the Framingham Zoning By-Law and Section VI., Article 8 of the Framingham General By-Laws the Framingham Planning Board, will hold a public hearing on Thursday, July 14, 2016 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. The public hearing will be held to consider the application of Mill Creek Residential Trust for Site Plan Review, Special Permits for Use and Land Disturbance, and a Public Way Access Permit at the property located at 266 Waverly Street. The applicant is proposing to raze the existing building and develop a 270-unit multi-family six-story residential apartment building with associated utilities, site improvement, landscaping, and parking. The property is zoned Central Business (CB) Zoning District and is listed as Framingham Assessor's Parcel ID: 128-06-2160-000. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

***Christine Long, Chair - Framingham Planning Board***

Publish, MetroWest Daily News: Thursday, June 30, 2016 and Thursday, July 7, 2016

Por favor, póngase en contacto con nuestra oficina para asistencia de traducción.  
Entre em contato com nosso escritório para assistência com tradução.

**TOWN OF FRAMINGHAM - NOTICE OF PUBLIC HEARING**

**39 Howard Street**

Pursuant to Section II.I, IV.B, VI.E and VI.F of the Framingham Zoning By-Law, the Framingham Planning Board will hold a public hearing on Thursday, July 21, 2016 at 7:00 PM in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, MA. The public hearing will be held to consider the application by Milca Lopes for a request for an extension of time to the previously approved Modification to a Site Plan Review and a Special Permit for a Reduction in the Required Number of Parking Spaces Planning Board, dated July 31, 2014 for the property located at 39 Howard Street. Said parcel is shown on the Framingham Assessor's ID: 128-86-3159-000 and located in the Central Business (CB) Zoning District. The application and plan submittal is on file for review in the Planning Board Office, Room 205 of the Memorial Building and available online at [www.framinghamma.gov](http://www.framinghamma.gov) on the Planning Board Webpage.

***Christine Long, Chair - Framingham Planning Board***

Publish, MetroWest Daily News: Thursday, July 7, 2016 and Thursday, July 14, 2016

Por favor, póngase en contacto con nuestra oficina para asistencia de traducción.  
Entre em contato com nosso escritório para assistência com tradução.

12B

*Town of Southborough*  
**PLANNING BOARD**

SOUTHBOROUGH, MASSACHUSETTS 01772 TOWN CLERK'S OFFICE

17 COMMON STREET  
SOUTHBOROUGH, MASSACHUSETTS 01772-1662

508-485-0710

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June 23, 2016

James Hegarty, Town Clerk  
Town House  
17 Common Street  
Southborough, MA 01772

**PUBLIC HEARING NOTICE  
for SITE PLAN APPROVAL**

Per Section 174-10 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, July 18, 2016** at the Thomas J McAuliffe Hearing Room (Second Floor, Town House) to consider the application of **CommCan, Inc.**, for **Site Plan Approval** at **7:00 PM**. This hearing concerns the conversion of 2,100 Square Feet of an existing commercial building for a Registered Marijuana Dispensary. The property is owned by Unicorn Realty Trust, William A, Picardi, Trustee. 255 Turnpike Road, Southborough, MA. Assessors Map 27, Lot 6.

A copy of the plans and applications may be reviewed at the office of the Planning Board at the Town House during normal business hours. Any person wishing to be heard on the proposed plan should appear at the time and place designated.

Sincerely;

*Donald C. Morris*  
(electronic signature)

Donald C. Morris,  
Chairman

*Framingham Zoning Board of Appeals - Notice of Hearing*

Notice is hereby given that on **August 9, 2016**, in the **Blumer Community Room**, Memorial Building, Framingham, the Zoning Board will continue the public hearing in the matter of:

16-15 8:15 PM

Petition of **BRE DDR Choppers World LLC** for a **Use Variance and Variance** under §VI.C.1 and §IV.E.2 of the Zoning Bylaw for mixed-use structure at **19 Flutie Pass**, Parcel ID: 094-54-9604-000, P: 9, Z: B/M-1

The hearing was originally opened on June 21, 2016.

Visit [www.FraminghamMA.gov/meetings](http://www.FraminghamMA.gov/meetings) for more information.

*Philip R. Ottaviani, Jr., Chair*

*Office: 508-532-5456, [ZBA@FraminghamMA.gov](mailto:ZBA@FraminghamMA.gov)*